



Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

Finance & Economic Development Standing Committee

April 16, 2025

Prep Document for Committee Members

Previous Meeting: March 19, 2025

Next Meeting: May 21, 2025

Agenda Overview:

- Seven papers for consideration:
 1. Ord. 2025-032 (Performance Grant for 5015 Snead Road, 9th District)
 2. Ord. 2025-056 (CARITAS Peer Recovery Specialist Training Program)
 3. Ord. 2025-064 (McShin Foundation Peer Recovery Specialists)
 4. Ord. 2025-065 (St. Luke Legacy Center Peer Recovery Specialists)
 5. Ord. 2025-066 (Atlantic Outreach Group Peer Recovery Specialists)
 6. Ord. 2025-067 (Opportunity, Alliance & Reentry Peer Recovery Specialists)
 7. Ord. 2025-068 (\$1.16 Real Estate Tax Rate starting January 1, 2026)
- Two presentations:
 - Upcoming Real Estate Assessment Freeze (Ms. Joy-Hogg & Mr. McKeithen)
 - Financial Impacts of Collective Bargaining (Mr. Tyrome Alexander)

Ordinances & Resolutions for Consideration

1. Ordinance No. 2025-032

Patron Mayor Avula

Title: To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Grant Agreement between the City of Richmond, Refuge Apartments, LP, and the Economic Development Authority of the City of Richmond for the purpose of facilitating the construction of an affordable housing development located at 5015 Snead Road, 5009 Rear Snead Road, and 5015 Rear Snead Road, or a site resulting from any such consolidation of the aforementioned parcels. (9th District)

TO BE CONTINUED to May 21, 2025 Finance Meeting

2. Ordinance No. 2025-056

Patron Mayor Avula

Title: To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a CARITAS Grant Agreement between the City of Richmond and CARITAS for the purpose of funding the creation and implementation of a Peer Recovery Specialist training program.

Notes:

- Grant is for \$198,380 for Peer Recovery Specialist (PRS) training program to train prospective PRS and embed them in CARITAS treatment programs.
- Agency management will be the Department of Neighborhood and Community Services (Tiffany Ford).
- Funding is from the National Opioid Settlement Special Fund.
- "Peer Recovery Specialists provide substance use disorder and mental health condition non-clinical, person-centered, strengths-based, wellness-focused, and trauma informed support while helping to support the client in sustainable recovery. Broadening the scope of recovery services to include co-occurring substance use disorder and/or mental health conditions is an expansion of warm hand-off programs and recovery services, both of which are considered to be core strategies for allowable uses of opioid abatement and remediation funds. Additionally, supporting people in treatment and recovery from these conditions by providing counseling, peer support, and recovery case management is an approved use within the list of allowed opioid remediation uses in all National Opioid Settlements."

Potential Questions:

- Does the Mayor's proposed budget include funding for CARITAS?
- Where does this fit into our broader work to address opioid abuse?
- What is the funding source for this and the other papers? Is this a sustainable source of revenue or more one-time?

[Recommend hearing #3-6 in a block]

3. Ordinance No. 2025-064

Patron Mayor Avula

Title: To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a McShin Foundation Grant Agreement between the City of Richmond and the McShin Foundation for the purpose of funding peer recovery specialist services to combat the opioid crisis in the city of Richmond.

4. Ordinance No. 2025-065

Patron Mayor Avula

Title: To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Saint Luke Legacy Center Grant Agreement between the City of Richmond and the Saint Luke Legacy Center for the purpose of funding peer recovery specialist services to combat the opioid crisis in the city of Richmond.

5. Ordinance No. 2025-066

Patron Mayor Avula

Title: To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute an Atlantic Outreach Group Grant Agreement between the City of Richmond and Atlantic Outreach Group, Inc. for the purpose of funding peer recovery specialist services to combat the opioid crisis in the city of Richmond.

6. Ordinance No. 2025-067

Patron Mayor Avula

Title: To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute an Opportunity, Alliance, and Reentry (OAR) of Richmond Grant Agreement between the City of Richmond and Opportunity, Alliance, and Reentry for the purpose of funding peer recovery specialist services to combat the opioid crisis in the city of Richmond.

Notes:

- \$74,732 to McShin Foundation
- \$63,500 to Saint Luke Legacy Center
- \$25,500 to Atlantic Outreach Group, Inc.
- \$18,991 to Opportunity, Alliance, and Reentry (OAR) of Richmond, Inc.

Potential Questions:

- What is a Peer Recovery Specialist and what do they do?
- How will these organizations work together to combat the opioid crisis?
- How do these grants fit into our larger anti-opioids strategy?

7. Ordinance No. 2025-068

Patron Cmbr. Trammell

Title: To amend and reordain City Code § 26-355, concerning the levy of tax on real estate, to establish a tax rate of \$1.16 for the tax year beginning Jan. 1, 2026.

Notes:

- Real estate tax rate has been unchanged (\$1.20 per \$100 of assessed value) since 2009.
- City Assessor projects 6% growth in the land book value for Tax Year 2026.
- Estimate \$14 million in revenue impacts (\$3.5 million for each cent)

Upcoming Real Estate Assessment Freeze

Notes:

- Fiscal Year budgets based on projected assessed values, leading to large deficits or surpluses.
- [Ord. 2024-130](#) (Mayor Stoney, adopted 5/28/2024) aligned FY and Tax Years to provide better (actual) sales data to build budget revenue projections.
- One-time biennial assessment will use January 1, 2025, assessment values as the basis for tax years 2026 and 2027 (and FY26 and FY27 budgets).
- After the freeze, the mayor will have access to 8 months of assessment data (July 2026 to February 2027) to inform the next year's budget (fiscal year 2028) and tax bills in calendar year 2028.

Potential Questions:

- Can you explain the administrative review process for real estate assessments?
- What is the status of Assessor's Office implementation of a new Computer Aided Mass Appraisal (CAMA) system?
 - Is this the main reason we're doing this realignment now?
- Can you elaborate on communications efforts for residents on this change?
- How big might the jump be for families for their 2028 real estate tax bill?
- Is the intent that, after this freeze, the Council set the real estate tax rate with the budget each spring?
- When will we know if there's going to be a surplus from FY25?

Financial Impacts of Collective Bargaining

Notes:

- [Ord. 2022-221](#) (Mayor Stoney, July 18, 2022) provided for Collective Bargaining with certain City employees.
- Five collective bargaining units – three signed in 2024, two in July 2025
 - Administrative and Technical (2024, SEIU VA 512)
 - Fire and Emergency Services (Intl Assn of Fire Fighters, Local 995)
 - Police (2024, RCOP)
 - Labor and Trades (2025, Teamsters, Local 322)
 - Professional (2025, SEIU, VA 512)
- 2,975 total employees included across 23 departments
- Two remaining CBAs are on the agenda for Wed, 4/23 Gov Ops Mtg:
 - [City of Richmond - File #: ORD. 2025-071](#) (Professional)
 - [City of Richmond - File #: ORD. 2025-070](#) (Labor & Trades)

Potential Questions:

- Sec. 2-1301.20 requires the Mayor to conduct a review of Collective Bargaining and its effectiveness and submit a report by July 25, 2025.
 - Are we on pace to meet that requirement?
- How does RPS collective bargaining fit into this?
- What is the fiscal impact of collective bargaining in FY26 and in the out years?
- How have our personnel/salary costs changed since CBAs started?
- What financial benefits have we seen so far from CBAs?